

HALIFAX

Public Hearing for Case 21618

Amending Development Agreement for
5511 Bloomfield Street, Halifax

Halifax and West Community Council
May 14, 2018

Applicant Proposal

Applicant: WSP Canada Inc.

Location: 5511 Bloomfield Street, Halifax

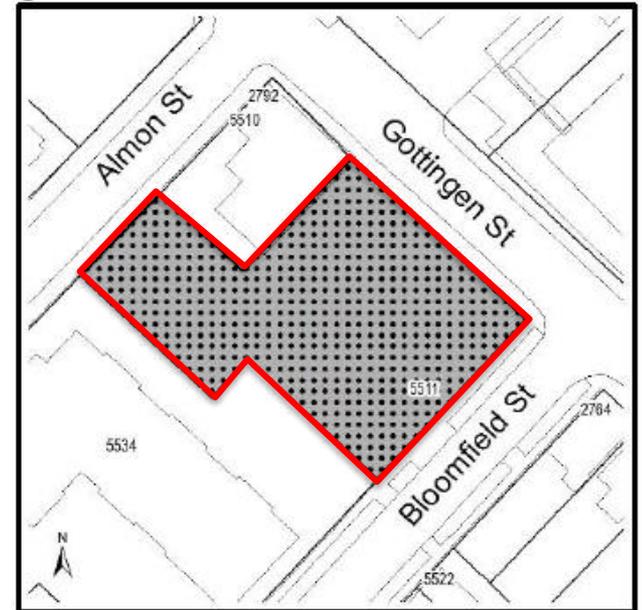
Proposal: Substantive amendments to an existing Development Agreement, that enables an eight storey mixed-use development, to allow additional residential units, changes to the parking, landscaping and design of the approved building.

Site Context

5511 Bloomfield Street, Halifax



General Site location



Site Boundaries in Red

Background – 5511 Bloomfield St.

- September 23, 2013 HWCC approved a development agreement (DA) for 8 storey mixed use development (Case 18254)
- March 28, 2017 Permit issued for 70 unit mixed use building
- January, 2018 Stop work order issued for portions of the site
- January 23, 2018 HWCC refused an application for substantive amendments to the DA (Case 20894)
- Late January, 2018 New application for substantive amendments (Case 21618 - Current Application)

Site Context

5511 Bloomfield Street, Halifax

Site Visit:
May 14, 2018

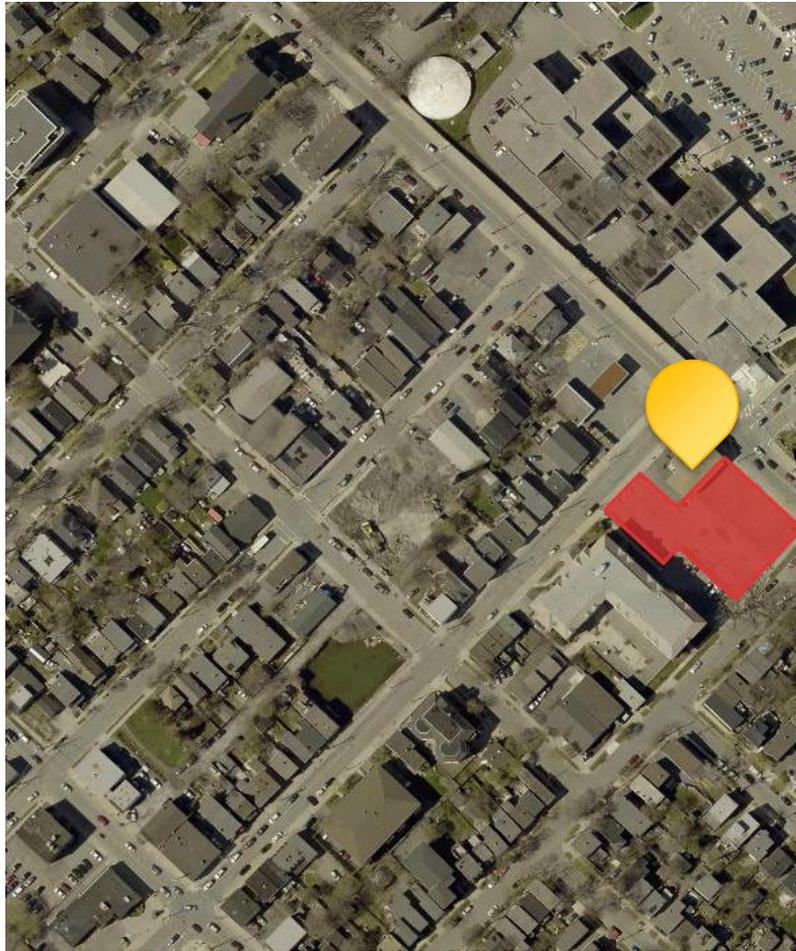


Site Context



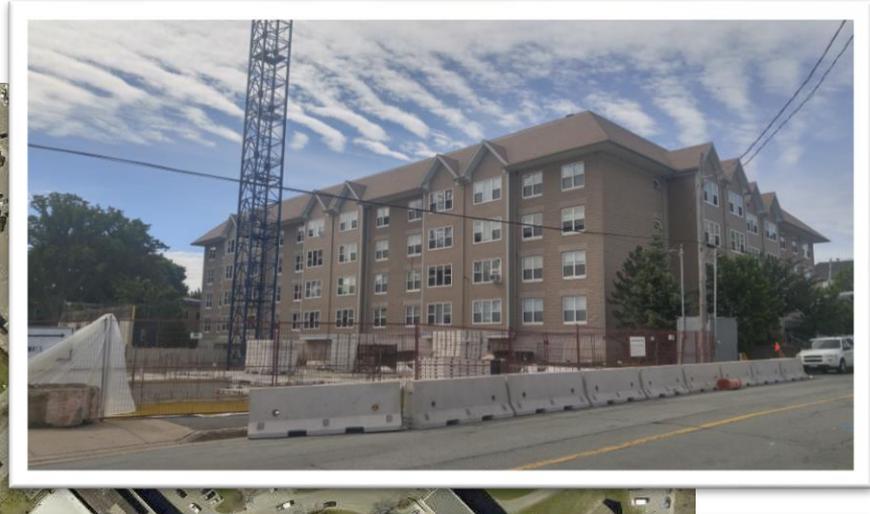
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Site Context



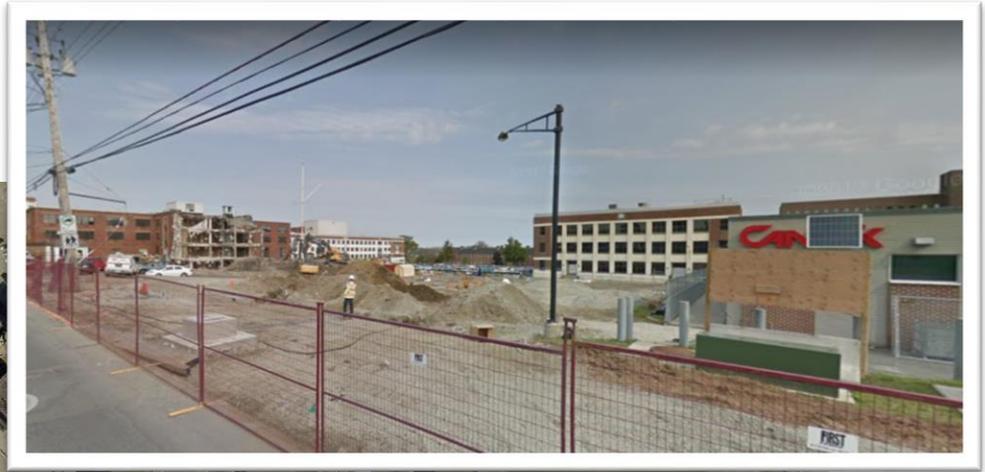
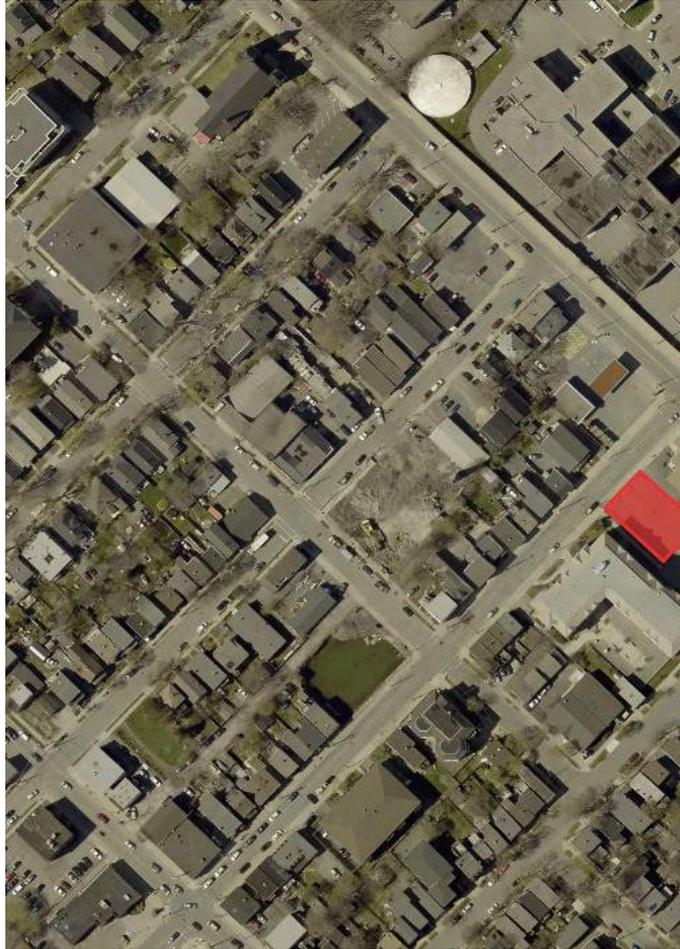
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Site Context

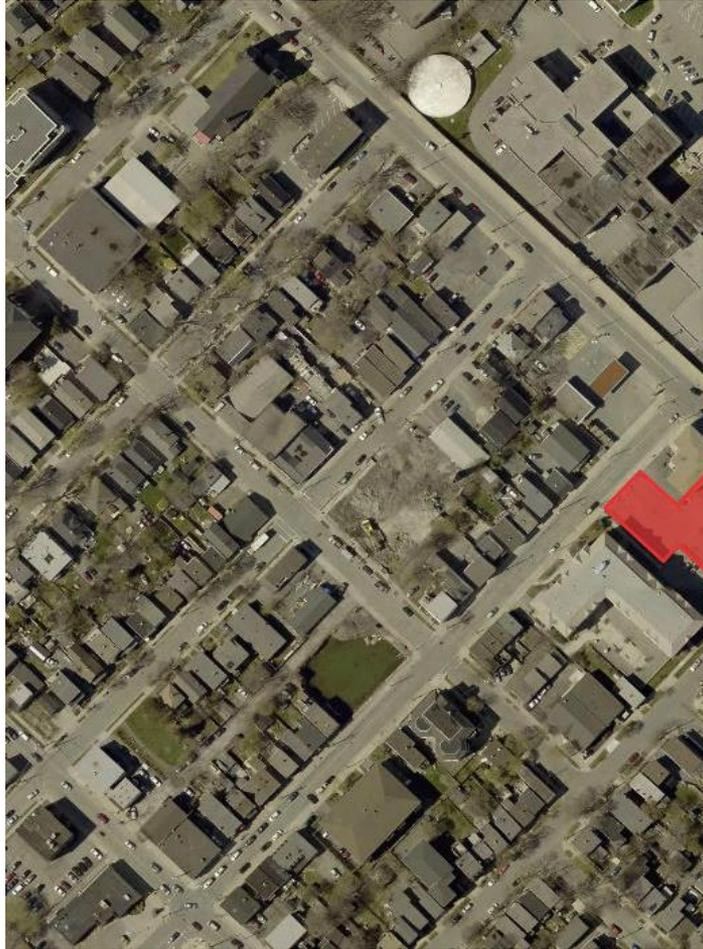


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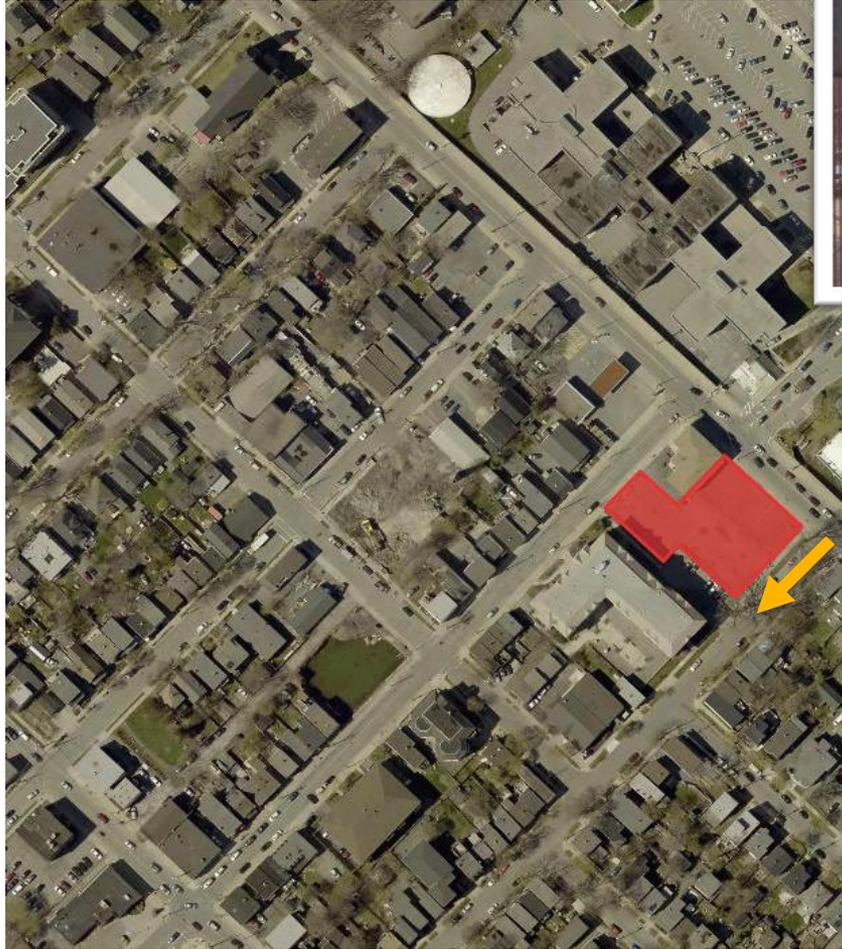
Site Context



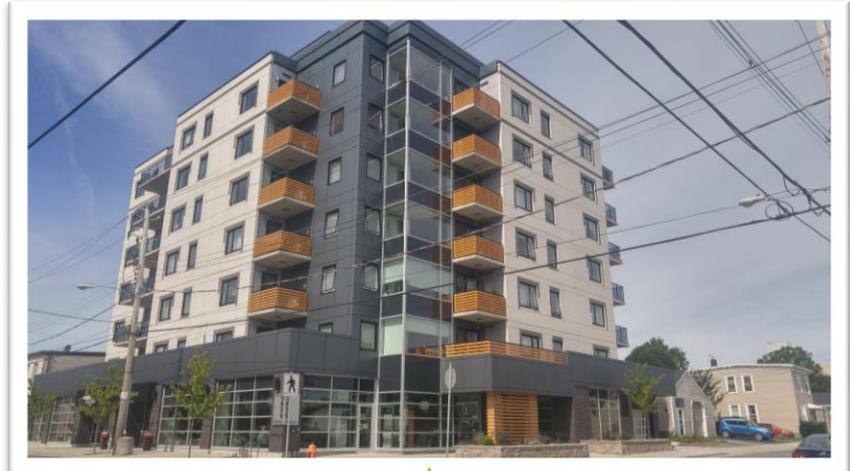
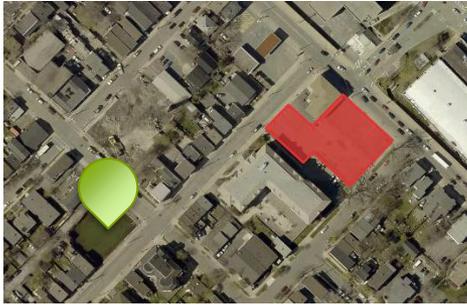
Site Context



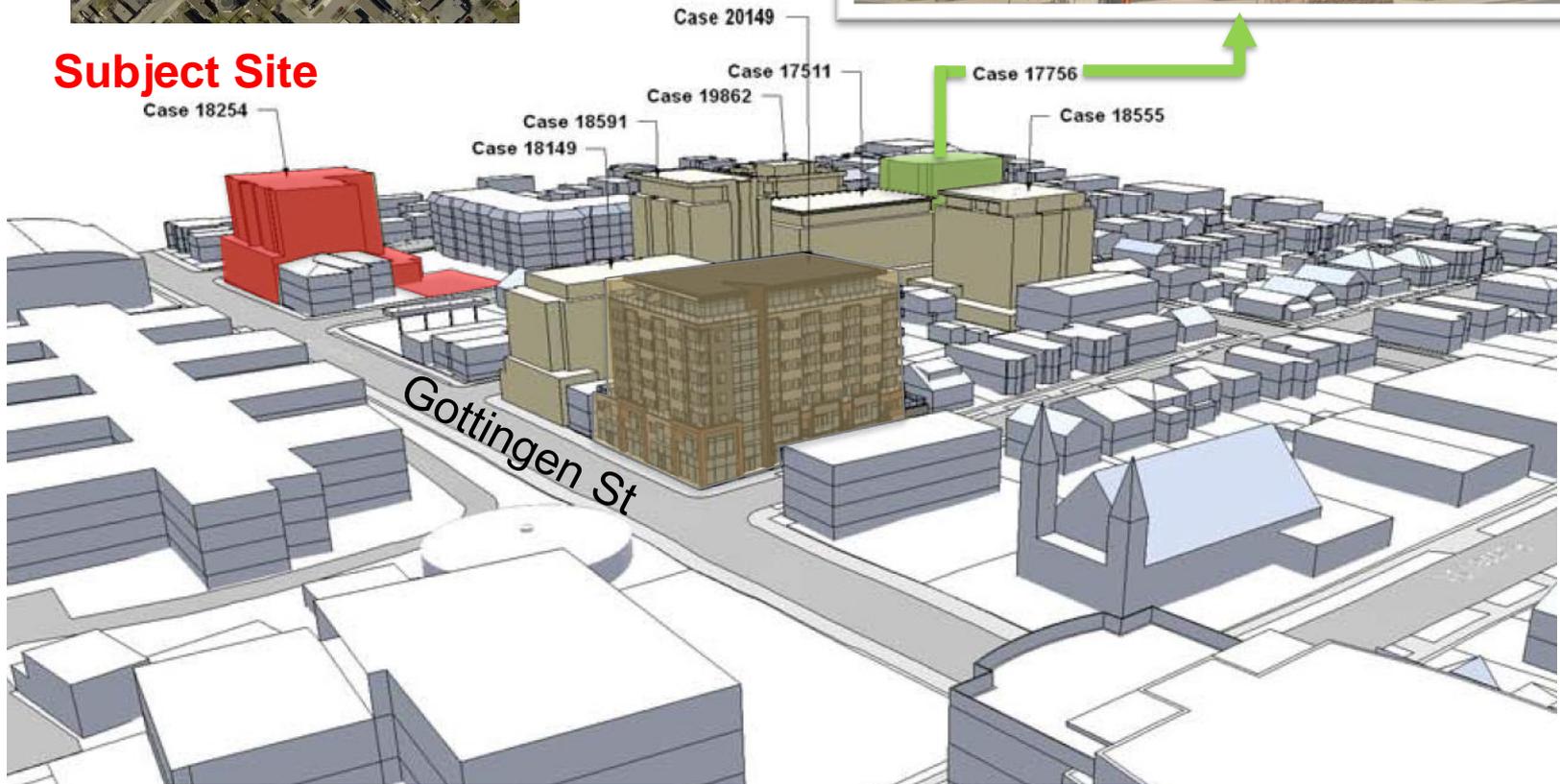
Site Context



Site Context



Subject Site



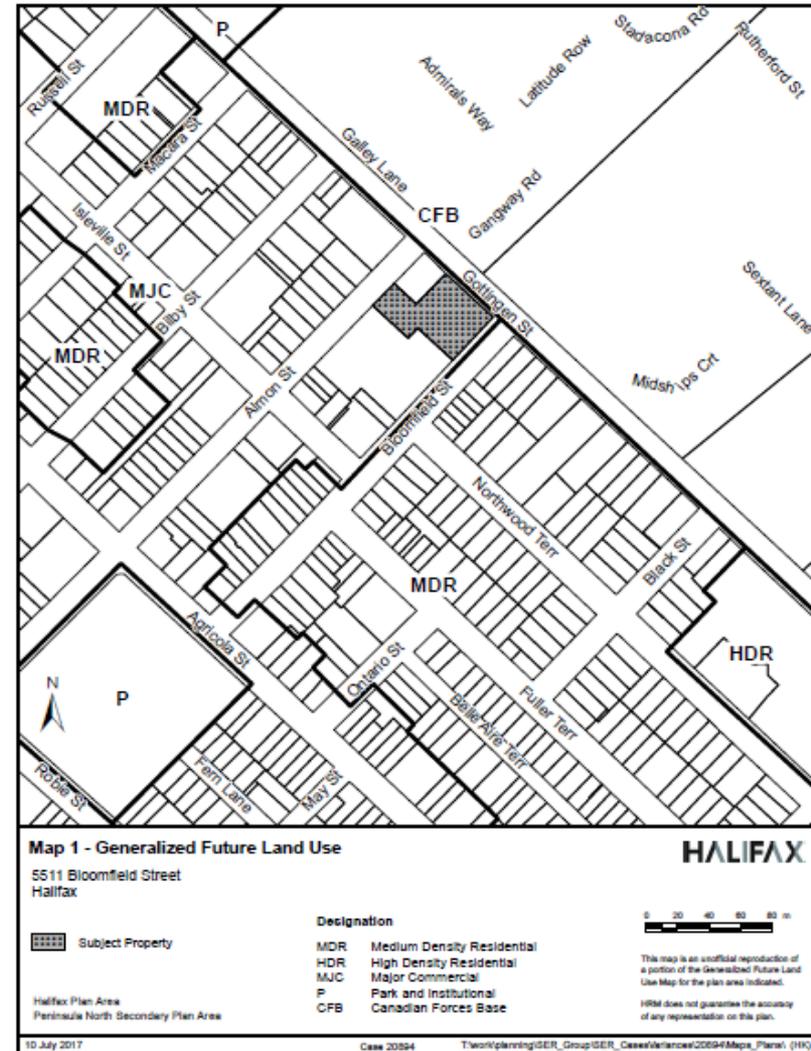
Planning Policy

Halifax Municipal Planning Strategy

Major Commercial Designation - Schedule Q

Enabling Policy: 2.3.1, 2.3.2, & 2.3.3

- Identify areas that provide an opportunities for comprehensive site planning
- Consider mixed residential-commercial development over 4 units by development agreement

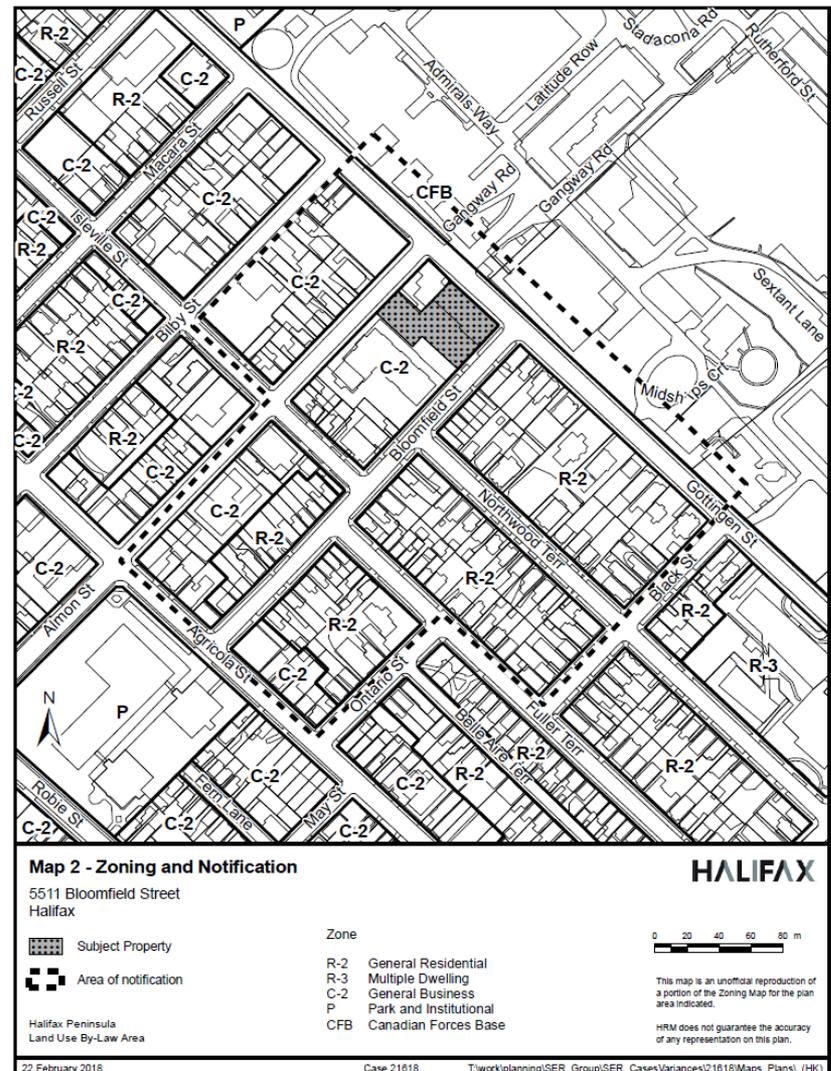


Land Use By-law

Halifax Peninsula LUB

C-2 (General Business) Zone

- Residential uses
- Commercial buildings up to 80 ft. in height with no front, side or rear yard setbacks



Approved Permit



Approved Permit Con't...



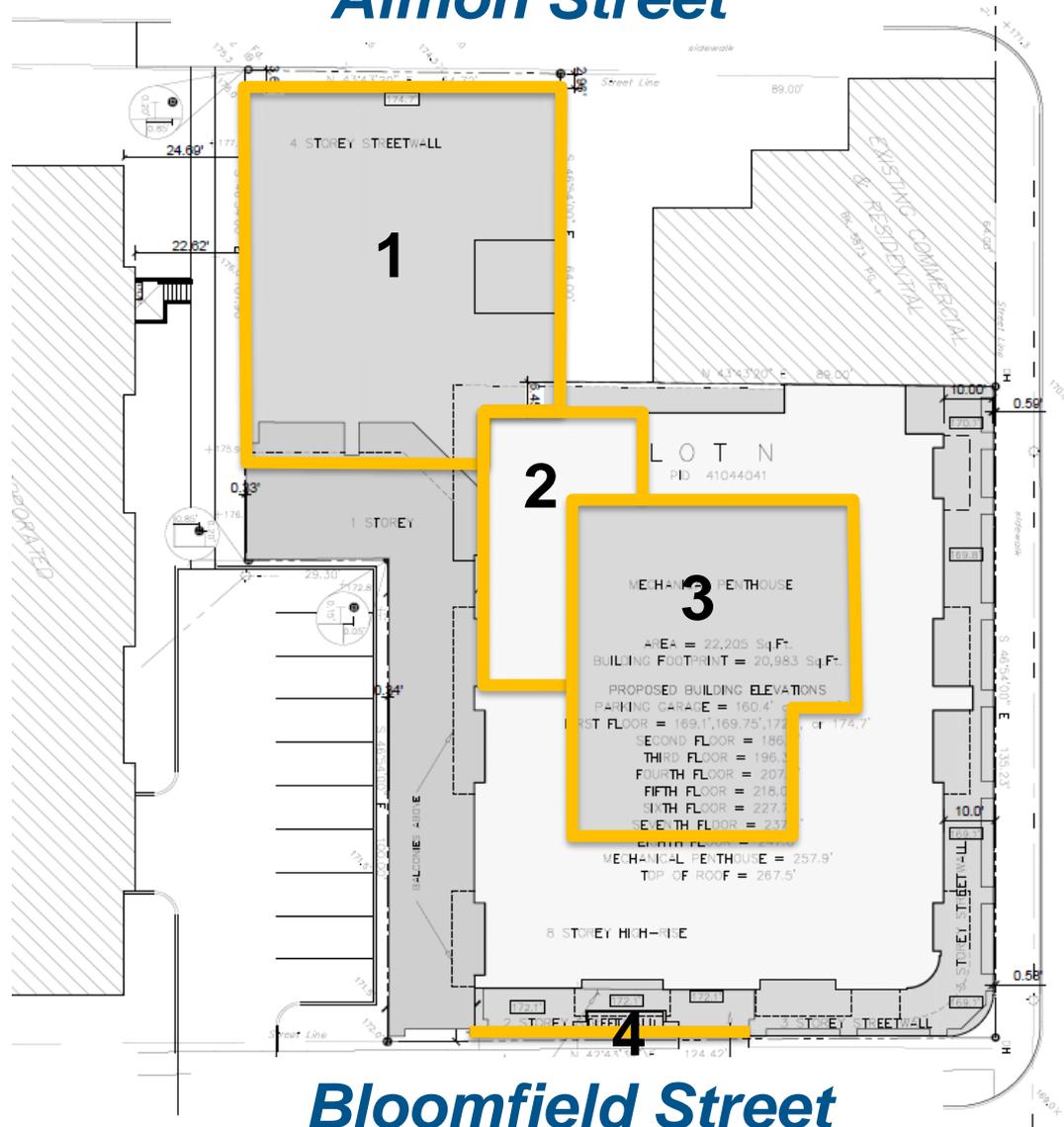
Bloomfield Street

Approved Permit Con't...



Proposal – Site Plan

Almon Street

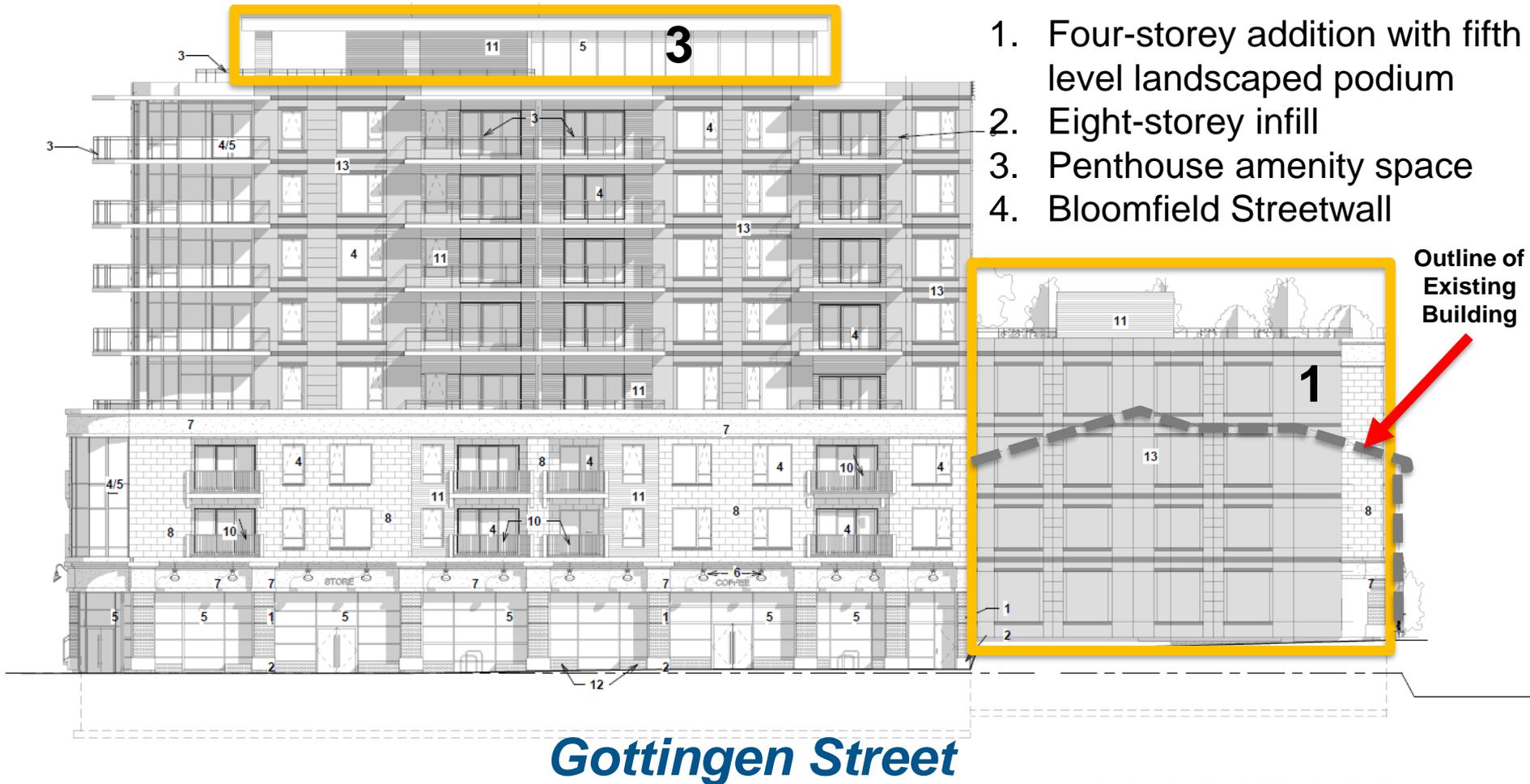


1. Four-storey addition with fifth level landscaped podium
2. Eight-storey infill
3. Penthouse amenity space
4. Bloomfield Streetwall

Gottingen Street
(55' WIDE)

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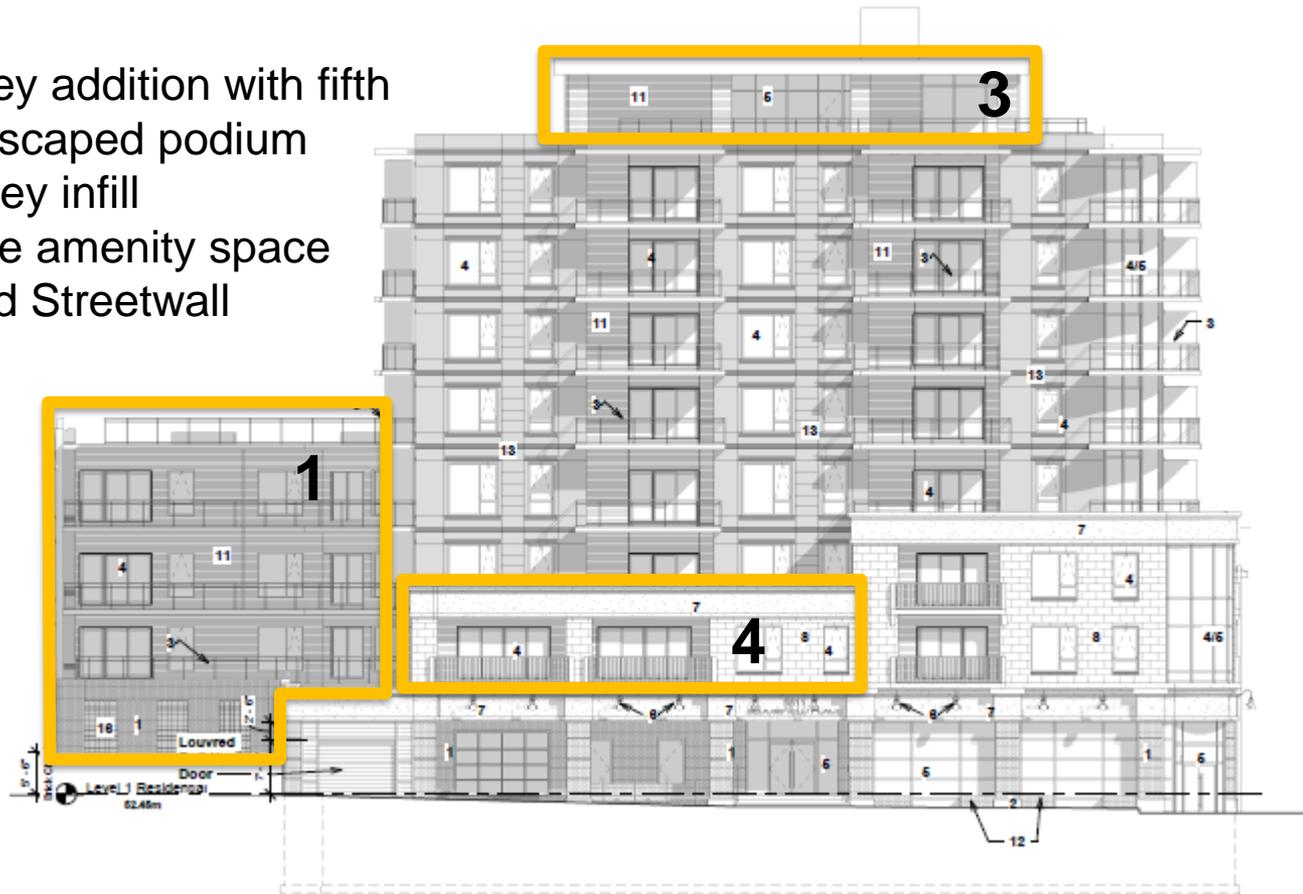
Proposal – East Elevation



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Proposal – South Elevation

1. Four-storey addition with fifth level landscaped podium
2. Eight-storey infill
3. Penthouse amenity space
4. Bloomfield Streetwall



Bloomfield Street

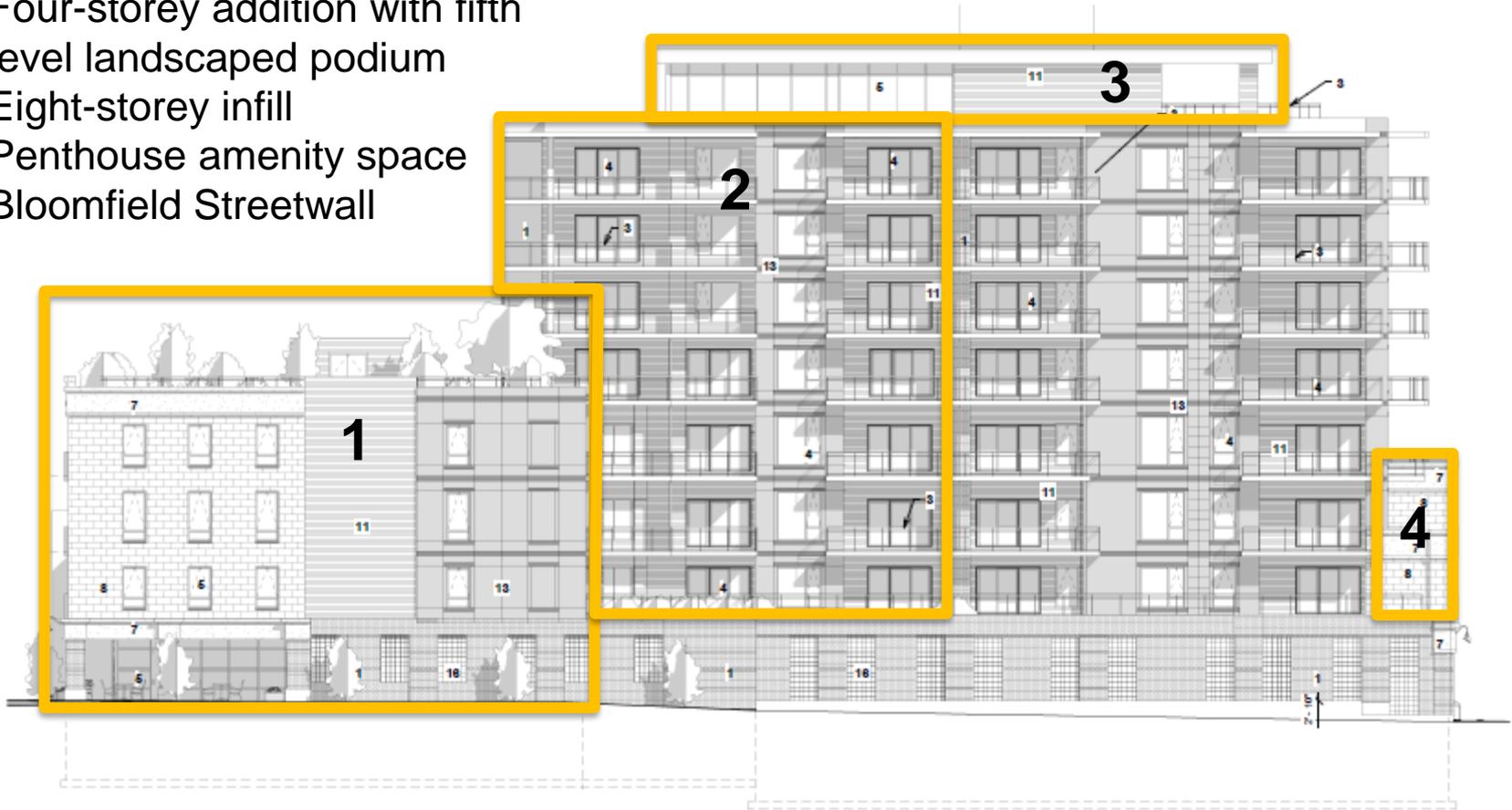
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Proposal



Proposal – West Elevation

1. Four-storey addition with fifth level landscaped podium
2. Eight-storey infill
3. Penthouse amenity space
4. Bloomfield Streetwall



Proposal



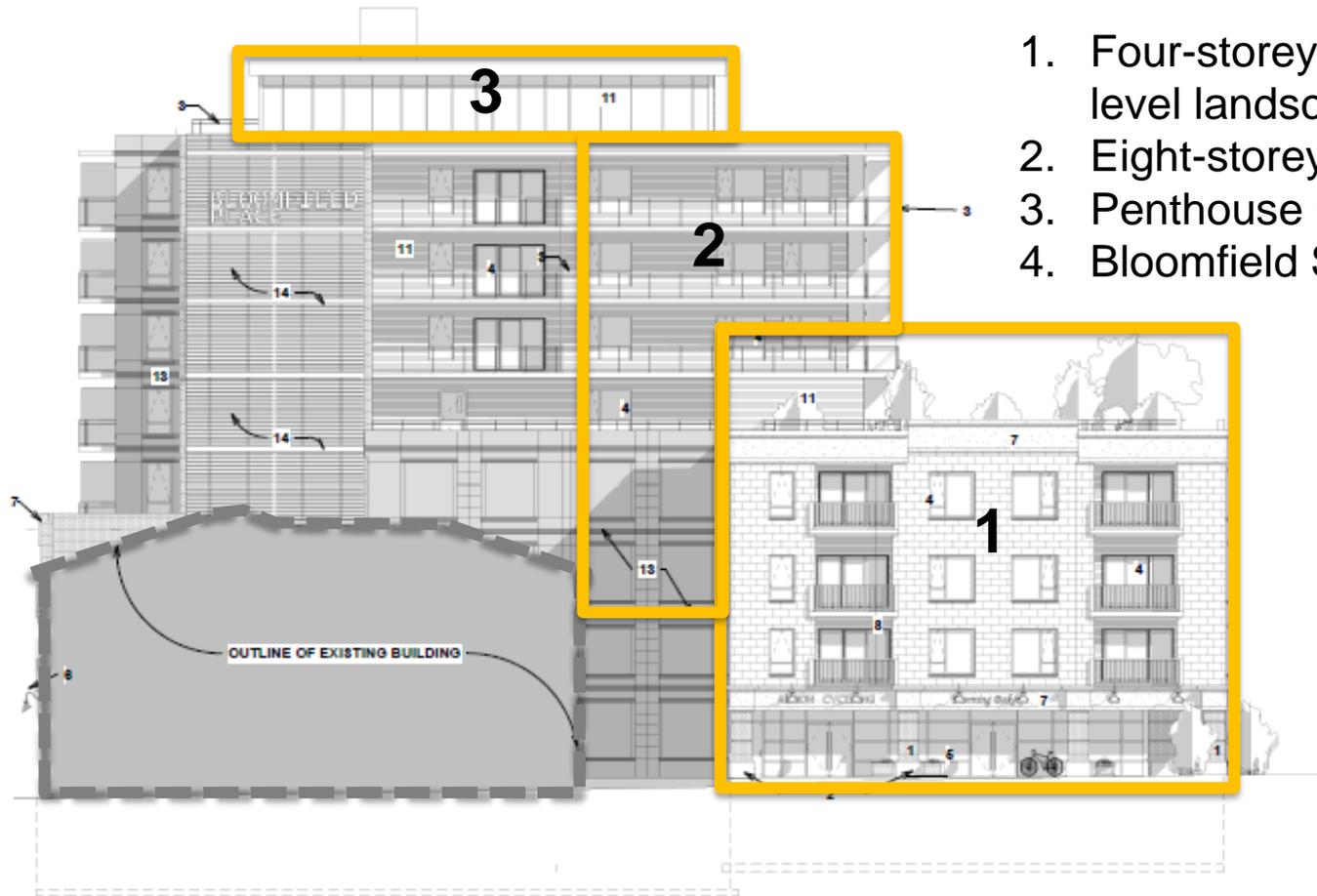
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Proposal



Bloomfield Street
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Proposal – North Elevation



1. Four-storey addition with fifth level landscaped podium
2. Eight-storey infill
3. Penthouse amenity space
4. Bloomfield Streetwall

Almon Street

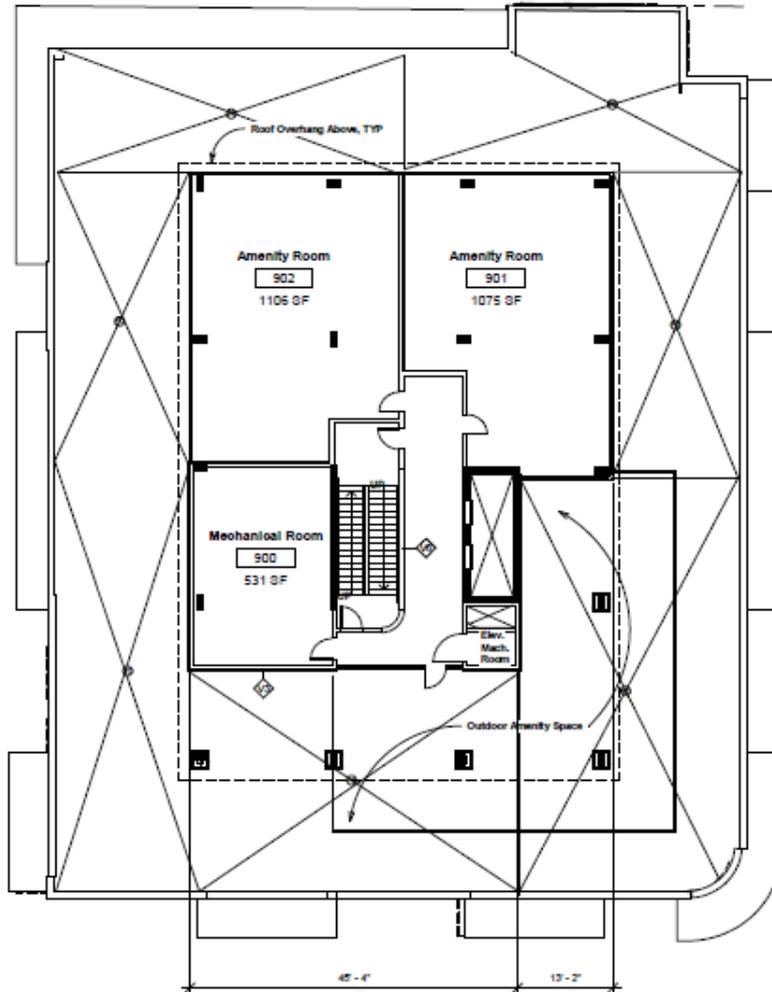
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Proposal



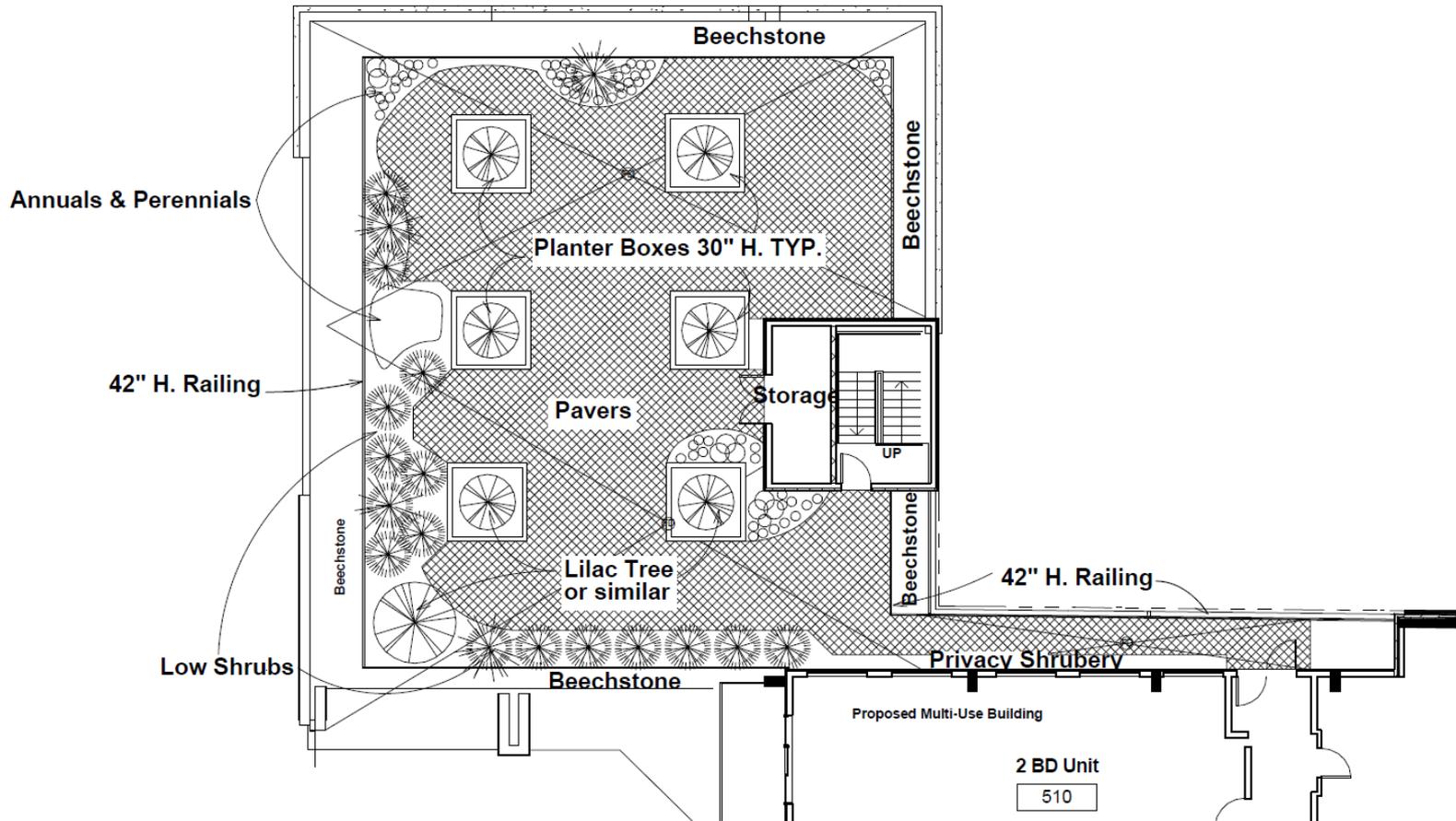
Proposal – Penthouse Plan

Total Roof Squarefootage: 11,382 sf
Penthouse: 3,620 sf (Including Circulation Space)



Proposal – Landscaping 5th Floor

Almon Street



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Proposal - Summary

		Approved (Case 18254)	Refused (Case 20894)	Current Proposal (Case 21618)
Total No. of Units		70	95	90
No. of 2+ Bedroom Units		22	40	39
Penthouse Level		Roof Deck	3 units	0 units
Landscaped Open Space		3,043 sq. ft. (rooftop and 2 nd level)	3,370 sq. ft. (5 th level only)	3,370 sq. ft. (5 th level) 1,600 sq. ft. (penthouse)
Additional Indoor Amenity Space		none		2,175 sq. ft. (penthouse)
Vehicle Parking		70 (outdoor and underground)	72 (underground only)	
Bicycle Parking		As per the LUB		
Streetwall	Gottingen	3 storeys		
	Bloomfield	1 & 3 storeys	3 storeys	1, 2 & 3 storeys
	Almon	Outdoor Parking Lot	4 storeys	

Policy Consideration

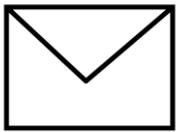
Enabling Policy 2.3.3: In considering development agreements pursuant to Policy 2.3.2, Council shall consider the following:

- Relationship of new development to adjacent properties;
- Design and layout to encourage traffic to use principal streets and discourage traffic through existing neighbourhoods;
- High quality design at the street level;
- High quality open space for residents; and
- High quality construction materials such as masonry.

Public Engagement Feedback

- Consultation was achieved through providing information and seeking comments through the HRM website, signage posted on the site, newspaper ad, a public information meeting held on March 5, 2018, and meetings and emails with community representatives.

**Notifications
Mailed**



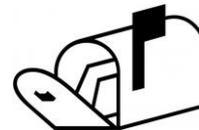
377

**Phone Calls
Received**



5

**Letters
Received**



6

**Meeting
Attendees**



~36

Public Engagement Feedback

- Feedback from the community generally included questions and concerns about the following topics:
 - Planning and permitting process
 - Compliance case
 - Increase in density and changes to the design
 - Parking & traffic
 - Pedestrian safety
 - Landscaping and increase in open space
 - Height of four-storey addition

Frequently Asked Questions

- **How is the compliance issue being dealt with?**
 - Stop work order issued for portions of the building
 - Construction has not continued within those areas
 - Waiting for a decision of HWCC on this application
- **How will the proposal affect street parking in the area?**
 - Designated parking areas for permit holders only along Bloomfield Street, Northwood Terrace, and Ontario Street
 - Permits are generally offered to residents of buildings with less than 4 units
 - Limited number of permits are offered to non-residents
- **How will the proposal affect the proposed Almon Street bike lane?**
 - Little to no impact - bike lane will not go beyond Agricola Street

Halifax Peninsula PAC

March 26, 2018

The PAC provided the following feedback:

- Supportive of additional density, infill of the surface parking lot and additional amenity space
- Concerned about the interface between 4 storey addition and Northwood Almon Place and pedestrian safety

The PAC recommended that the application be **approved**.

Amendments Made Responding to Consultation

- Change in streetwall height along Bloomfield Street
- Recessed commercial ground floor along Almon Street
- Additional lighting provisions
- Stipulations that require greater articulation of western building face

Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve the proposed amending development agreement as set out in Attachment A of the staff report dated March 28, 2018.

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Thank You